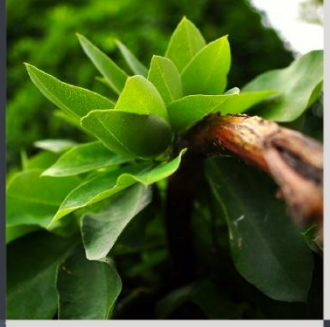
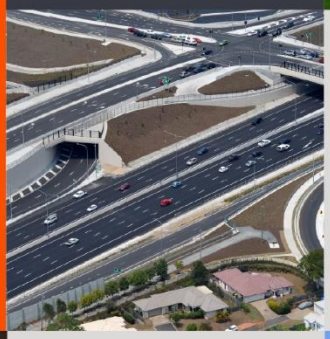
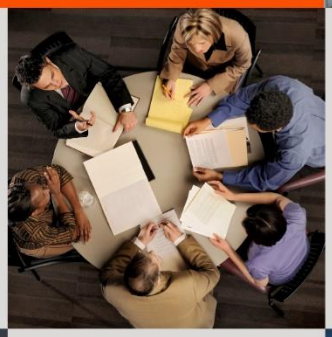

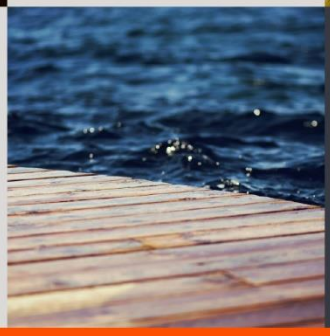

Draft Architectural Design Guidelines

Nightcap on Minjungbul

Prepared for NCV Enterprises Pty Ltd
By Planit Consulting Pty Ltd

November 2020

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The Environmental Principles (EP) sections of the Design Guidelines will help you make an informed decision when designing a new home. A house design that adopts the Environmental Principles will suit the Northern Rivers climate.

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1 Design Guideline Vision and Principles

1.1 Vision and Objective

The vision for the emergence of Nightcap RLSCs is one of ecologically intuitive, co-operative, organically minded and socially interactive shared living communities. These vision objectives form the "ECOS" of the Nightcap community.

The objective of the architectural design guidelines (ADGs) is therefore *to create a vibrant and diverse community that lives in harmony with nature, connects culturally to land and contributes to sustainable housing and living through intuitive design.*

1.2 Key Principles

The vision and objective are underpinned by Nightcap on Minjungbul's key design principles which are:

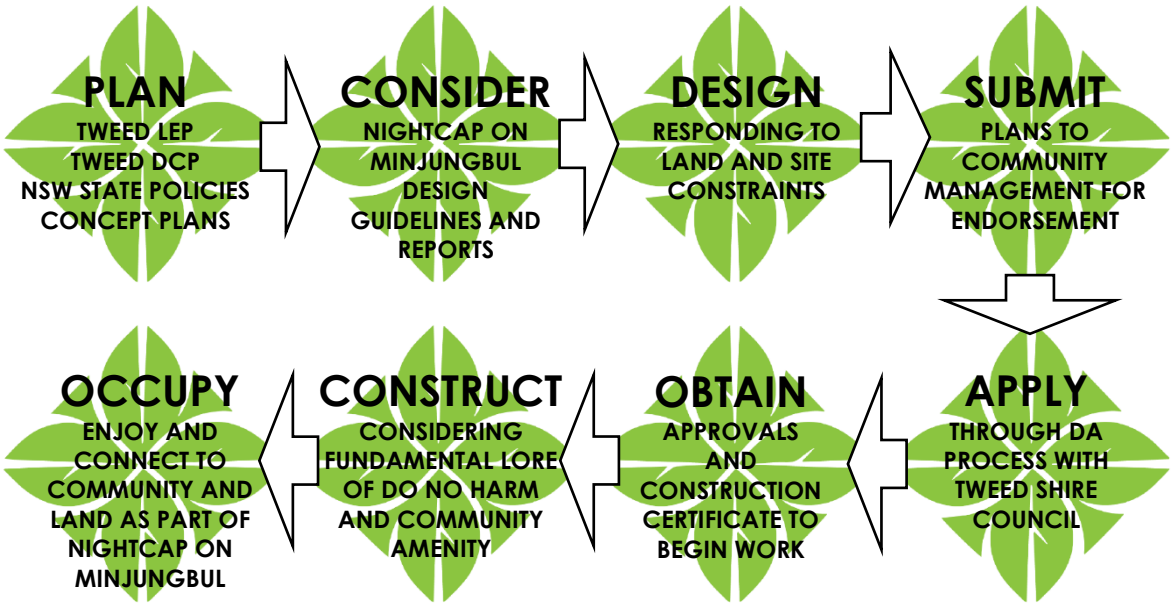
1. Natural Living and Materials
2. Sustainable Living, Energy and Services
3. Responding to Land and Climate
4. Fundamental Lore of Do No Harm
5. Supporting a Connected Community

2 The Process

The overarching concept plan denotes key commitments and management of Nightcap on Minjungbul and sets out the defining studies and considerations. In designing your dwelling, consideration must be given to the overarching studies, including but not limited to:

- Constraints and Site Analysis
- Concept Plans
- Aboriginal Cultural Heritage Management Plan
- Bushfire Management Plan
- Rehabilitation Management Plan
- Potable Water Management Plan
- Onsite Sewerage Management Plan
- Geotechnical Report
- Site Contamination Assessment
- Stormwater Management Master Plan
- Visual Impact Assessment

Design should follow the below process through to construction:



3 Community Management Committee

3.1 Limitations of Assessment by the Community Management Committee

While the Nightcap on Minjunbul community members contracts and neighbourhood and community management statements (NMS and CMS) are accurate to the best of the Community Management Committee's (CMC) ability, it is subject to change. Prospective buyers should refer to their contract and information supplied and make their own enquiries to satisfy themselves in relation to the land, the restrictions which apply to building on the land and to any aspect of the land, which is of importance to them.

The C.M.C and the seller do not warrant that plans approved by C.M.C will be approved by a consent authority (such as Council). It is the responsibility of the buyer to meet the requirements of the Tweed Shire Council Policies; Tweed Shire Development Control Plan (DCP); Tweed Local Environmental Plan (TLEP) 2014, the NSW State Environmental Planning Policies (SEPPs) and seek Council Development Approval and any other statutory authority responsible for the construction of improvements on the land.

The ADGs generally refer to and guide residential dwelling types. While several of the key principles may be interchangeable with the community facilities and communal areas, these are not specifically covered under the ADGs

The completed development must be certified by a registered building certifier as following the NCC (previously the BCA) before occupation. Engineering and sustainability BASIX will be required to achieve this, and the CMC promotes exceedance in these energy efficiency targets to support sustainable development.

Buyers should note that the C.M.C will not be reviewing any of the below elements during the design assessment:

- Contours.
- Cut & fill.
- Driveway gradients.
- Builder's retaining walls.
- Services, manholes or easements.
- Bushfire BAL construction levels
- Proximity of footings to retaining walls or easements.
- LPG gas bottle installation and positioning.
- Swimming pools & pool fencing.
- BASIX requirements.

Whilst it is the intention of the seller and the C.M.C that the Design Guidelines and the procedures set out in this document should be followed by all buyers, the design requirements of each lot will be considered on an individual basis. The C.M.C may waive or vary any requirement of these guidelines at their discretion.

4 Architectural Design Guidelines

4.1 Achieving the Principles

The guidelines have been developed to support the key principles in relation primarily to residential dwellings types. The ADG promotes:

4.1.1 Natural Living and Materials

- Single and two storey dwellings maximise interaction with surrounding natural environment and long view lines.
- Utilise environmentally responsible materials and site resources (i.e. timbers) and construction methods to lower environmental impact of materials usage.
- The use of appropriate buildings materials, patterns, textures and colours.
- Colour and landscape palette is relevant to Hillside and Ridgeline location.
- Lightweight dwellings with generous decks/outdoor engagement responding to site topography and setting/orientation.

4.1.2 Sustainable Living, Energy and Services

- Innovative and sustainable water, sewer and energy provision.
- Installation of generous & deep front porches, patios, balconies, terraces and deeper eaves reducing internal heat loading.
- Maximise opportunity for refuse collection, recycling and reuse.
- Sustainable living principles, such as large eaves and louvred screens.

4.1.3 Responding to Land and Climate

- Well-articulated façades and roof lines – noting on sloping plots, side elevations become more important.
- Contemporary designs, relevant to modern living in 'North Coast' New South Wales.
- Internal room arrangements to take advantage of prevailing breezes and solar access to reflect natural heating/cooling.

4.1.4 Fundamental Lore of Do No Harm

- Native landscape of a scale and quality to soften visual impact and promote flora and fauna movement.
- Buffers and protection to cultural and natural features of significance.
- Fencing to be slope sensitive and promote native animal movement.

4.1.5 Supporting a Connected Community

- Passive surveillance to internal roadways and community areas.
- Open and engaging landscape interface with communal areas including access roadway.
- Encourage healthy and active lifestyles, community spirit, engage with communal facilities, and accessible and flexible design that welcomes a diversity of people and adapts to their changing needs.

Before choosing or designing your home, it is important to consider how the features of the allotment might influence the location and layout, to improve your family's lifestyle, and the neighbourhood as a whole.

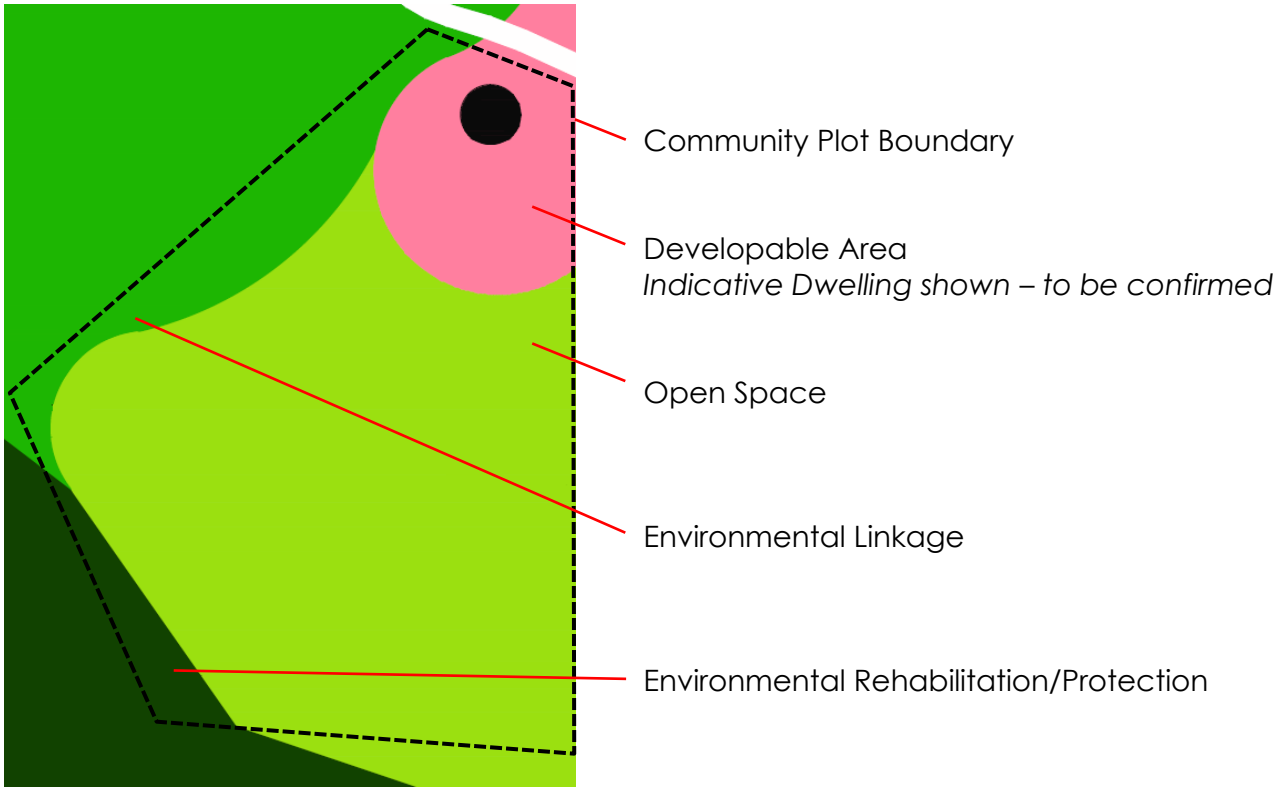
4.2 Understanding your plot

Each community members agreement comes with an exclusive land parcel (plot) for primary use to establish their domestic residence and suitable servicing. Each plot may contain the following generally mapped areas:

- **Developable Area** – location of structures (dwellings, outbuildings, OSSM, etc) are to concentrate within the 'developable area' of a plot and generally comprises the buildable footprint. While an indicative dwelling plot is shown on the concept, a community member may seek to use any area of 'developable area', provided these respond to the site specific considerations, guiding reports and community expectation.
- **Open Space** – landscape embellishment, gardens and recreation (i.e. pools, playgrounds, seating, etc) are suitable within 'open space' areas where low impact and should complement each dwelling. Use of open spaces should consider slope, nature and neighbouring amenity.
- **Environmental Protection/Rehabilitation Area** – these areas are to be clear of all structures and impacts. These areas represent the natural elements (vegetation, fauna, landscape, etc) of the plot and overall site to be retained, protected and enhanced for community and individual enjoyment. This includes limiting fencing, clearing, and impact to allow unimpeded movement of native animals.
- **Environmental Linkage Areas** – These areas, while possibly not yet vegetated/rehabilitated, offer connection between the high quality natural areas of the site. Work will be under the guide of the C.M.C to rehabilitate these areas to provide key connection for flora and fauna, similarly to the above these areas will be clear of structures and impact.

In addition, overarching reports, mapping and guiding documents will advise if individual plots are subject to additional provisions, such as

- **Bushfire buffer areas**
- **Cultural Heritage artefacts/protection**



4.3 Architectural Design Guidelines

4.3.1 Generally

- All building designs must comply with the Tweed Development Control Plan 2008 and all relevant Local Authority approvals must be obtained.
- The following Design Guidelines considerations are above and beyond the Tweed Development Control Plan 2008 with development encouraged to employ a combination of the following to achieve the desired character for the Nightcap on Minjungbul development.

4.3.2 Building Envelope, Setbacks and Plot Coverage

- Residential Dwellings to provide the minimum following internal areas under roofs (excluding eaves and overhangs and unless in a shared dwelling arrangement with communal facilities, i.e communal kitchen)
    - One (1) bathroom;
    - One (1) living area;
    - One (1) bedroom; and
    - One (1) kitchen
- Building envelopes to generally comprise developable area and open space areas of a plot, including servicing (OSSM), recreational structures, outbuildings.
- Setbacks between a dwelling and the plot boundaries are to generally be considered under the *Tweed DCP A1 Section 3.1 Setbacks* where these can be reasonably achieved. However, in accordance with DCP A1 Preliminaries Section 1.8, these setbacks are not restrictive to rural dwellings and may be considered on merit.
- Plot coverage (roofed areas) will not exceed 30% of the designated plot area

4.3.3 Building Orientation and Efficient Design

- Dwellings to be designed to have good natural cross ventilation with well-considered placement of windows to draw breezes through the house.
- Dwellings provide a combination of window heights and louvres to facilitate natural air flow.
- Sun shading is required on external (particularly west-facing) windows to improve the thermal performance of the building.
- Include roof space cooling by use of light coloured roofing and venting (active venting preferred). Solar absorption ratings as provided by manufacturers of roof materials are used to determine what is a light coloured roof (a rating lower than 0.5)
- Main living areas to open directly onto open space and recreation areas via glazed doors, to allow sunlight and natural light into the house.

4.3.4 Sloping Plots – Retaining Walls

- Maximum buildable gradient 18^{O}
- Homes are to be designed to respond to the slope of the land. Pole homes and split level homes are encouraged to minimise heights of earthworks batters and the construction of high retaining walls in the private open space areas. The following principles apply:
- Retaining walls adjacent to the internal road network should be a maximum height of 500mm unless otherwise approved.
- Retaining walls associated with dwellings should be a maximum height of 1000mm unless otherwise approved.
- Planting and tiering should be used to soften the appearance of retaining walls.

4.3.5 Architectural Character and Style

- Homes at Nightcap on Minjungbul are intended to be a mix of well designed rural houses ranging from modern, eclectic to traditional in design style and character. Front elevation features such as porches, pergolas, verandahs and screens are encouraged.

4.3.6 Articulation

- The front façade is to provide articulation including changing wall and roof lines as well as including elements such as gables, patios, porches, verandahs, single and two storey elements. Articulation is also achieved by including two different wall materials. Materials should create contrasting texture and colour finishes.
- Architectural features can include:-
    - Balconies and verandas;
    - Feature entry doors (i.e. includes clear glass panels, side lights, oversized doors etc);
    - Architectural windows;
    - Gable end treatments
    - Entry porches and porticos (that project forward of the front building wall or have raised roofs);
    - Green walls
    - Shade and screening devices; and
    - Recessing and projecting elements.
- Cladding material can include:-
    - Rendered and painted brick or block to ground level elevations only;
    - Face brick to ground level elevations only;
    - Texture coated fibre cement;
    - Timber and plywood cladding (this does not include front door or feature posts);
    - Stone; and
    - Green walls
    - Light weight Fibre Cement or similar cladding.
    - Secondary cladding should provide a contrast, in both colour and texture, to the primary cladding and be of significant proportions (i.e. to a full external wall).

4.3.7 Building Materials

- External walls of all homes should be constructed from a mix of the following materials:-
    - Face brickwork,
    - Painted, bagged & painted or painted rendered masonry,
    - Stone cladding,
    - Timber planking or plywood cladding;
    - Lightweight materials such as Lysaght wall cladding systems, Nu-Wall Aluminium wall cladding systems, fibre cement or seamless, textured and coated materials;
    - Green walls.

4.3.8 Verandahs and Porches

- Verandahs are important architectural elements to promote the architectural character of Nightcap on Minjungbul.

4.3.9 Roof

- The roof is to be of concrete tile, terracotta tile or Colorbond metal roofing that is sympathetic to the character of Nightcap on Minjungbul.

4.3.10 Windows

- Visible windows to consider double hung, louvre or awning.

4.3.11 Car Accommodation / Garages

- A minimum of two (2) off-street parking spaces are required to each dwelling.
- Any garage should be set back a minimum of 1m from the front building wall and designed so that the entry and the house façade are the predominant features.

4.3.12 Outdoor Living Areas

- The outdoor living areas should ensure privacy of the occupants and have a clear relationship to the internal living area of the dwelling.
- A focus on the quality of the space in terms of orientation, size and shape and landscape treatment is encouraged.

4.3.13 Outdoor Structures

- Outdoor structures visible from the internal roadway must be suitably screened and located to minimise their visual impact, including but not limited to:
    - Air conditioning units (where possible these must be mounted under the fence line);
    - Antennas;
    - Water tanks and/or water connection points;
    - Clotheslines;
    - Compost areas
    - Electrical meters must be boxed;
    - Gas bottles and/or hot water units;
    - Gas meters/connection points must boxed.
    - Solar panels and collectors for hot water units are exempt and should be orientated to maximise efficiency in line with roof.
- Sheds are to be coloured in coordination with the dwelling, located near garden areas and not to be visible from the street (either by appropriate siting or with screen fencing or planting to obscure).

4.3.14 Satellite Dishes

- Satellite dishes are permitted providing they comply with the following provisions.
    - Dishes should be located to minimise the visual impact from adjoining homes.
    - Dishes must not be larger than 900mm in diameter.

4.3.15 Services and Utilities

- Water tanks, air conditioning units, garbage bin storage area, hot water units and clothes drying areas are to be positioned or screened so they are obscured from view from the street.

4.3.16 Caravans, Campervans, Trailers and Boats

- Where avoidable, caravans, camper vans, trailers and boats will not be parked along the internal roadway, footpath or dwelling driveway and generally obscured from view from communal areas.
- If stored in association with a dwelling, these vehicles are to be parked in the garage, to the rear of the property, or screened.
- Unregistered cars, boats or trailers must be garaged.